



**TOWN OF GRAFTON  
ZONING BOARD OF APPEALS**

30 Providence Road  
Grafton, Massachusetts 01519  
Phone: (508) 839-5335 ext. 1425 • FAX: (508) 839-4602  
Email: [koshivosk@graffon-ma.gov](mailto:koshivosk@graffon-ma.gov)  
[www.graffon-ma.gov](http://www.graffon-ma.gov)

2023 SEP - 1 AM 10:41

RECEIVED TOWN CLERK  
SEP 11 2023

**MINUTES  
ZONING BOARD OF APPEALS  
WEDNESDAY, JUNE 14, 2023  
HYBRID MEETING**

A meeting of the Zoning Board of Appeals was held on Wednesday, June 14, 2023, via Zoom Conference and in person in Conference Room A at the Grafton Memorial Municipal Center.

**Members present:** Brian Waller, William McCusker, Kay Reed, William Yeomans, Mitali Biswas, Jiffy Thomas, and Robert Berger-Zoning Enforcement Officer.

**Absent member:** Peter Adams

Meeting called to order at 7:06 p.m.

Chairman calls meeting to order and takes roll call of all members, staff and others expected to participate.  
Chairman reads remote/hybrid access rules.

**Case #896 – 145 Millbury Street – Special Permit for Deck**

Clerk reads legal notice.

Chairman reads rules of order.

Mark & Kelly Benoit of 145 Millbury Street are requesting a Special Permit to build a deck on a pre-existing, non-conforming structure.

John Marro – 54 Pleasant Street – the architect for the project gives reason for the Special Permit request for the addition. The survey for Conservation for the wetland's requirement discovered the left side of the house was within the side setback. This is the only location for the deck – off the kitchen.

Per Mr. Berger, the ZEO, they only need a Special Permit not a Variance.

Chairman appoints Mr. Thomas as a voting member on this case.

Motion made by Mr. Yeomans and seconded by Ms. Reed to close the public hearing on Case #896. On a roll call vote: Mr. McCusker – yes; Ms. Reed – yes; Mr. Yeomans – yes; Mr. Thomas – yes; Mr. Waller – yes. 5-yes 0-no. Public hearing closed.

Motion made by Mr. Yeomans and seconded by Ms. Reed to grant Mark and Kelly Benoit of 145 Millbury Street a Special Permit for the addition of an 8.3' deck off the rear of a pre-existing, non-conforming structure as depicted in Exhibit A – attached. On a roll call vote: Mr. McCusker – yes; Ms. Reed – yes; Mr. Yeomans – yes; Mr. Thomas – yes; Mr. Waller – yes. 5-yes 0-no. Motion passed; Special Permit granted.

**Case #897 – 23 Elmrock Drive – Variance – for 4<sup>th</sup> bedroom**

Clerk reads legal notice.

Chairman appoints Ms. Biswas as a voting member.

Mr. Adam Davidoff – 23 Elmrock Drive is requesting a variance for the addition of a 4<sup>th</sup> bedroom. Is currently unfinished space. Could have added the bedroom when the house was being built but decided to wait and add it later.

Mr. McCusker explains that the development was built under Chapter 40B, and a Comprehensive Permit and we need to follow the Comprehensive Permit. He also explains the variance requirements.

Discussion of bedrooms and the Comprehensive Permit regarding bedroom count.

Mr. John Marro – 54 Pleasant Street – can affordable units add a 4<sup>th</sup> bedroom – no difference whether it is an affordable or a market rate unit.

Motion made by Mr. Yeomans and seconded by Ms. Reed to continue Case #897 to June 29, 2023, at 7:00 p.m.

On a roll call vote: Mr. McCusker – yes; Ms. Reed – yes; Mr. Yeomans – yes; Ms. Biswas – yes; Mr. Waller – yes. 5-yes 0-no. Motion passed; Case #897 continued to Thursday, June 29<sup>th</sup> at 7:00 p.m.

Motion made by Ms. Reed and seconded by Mr. McCusker to adjourn. On a roll call vote: Mr. McCusker – yes; Ms. Reed – yes; Mr. Yeomans – yes; Mr. Thomas – yes; Ms. Biswas – yes; Chairman – yes. 6-yes, 0-no, motion passed, meeting adjourned at 7:58 p.m.

Respectfully submitted by Katrina Koshivos

*Kay Reed*

---

Kay Reed - Clerk